

**WILLIAMSBURG PLANNING COMMISSION  
MINUTES  
2005 COMPREHENSIVE PLAN WORK SESSION #17  
Monday, September 13, 2004**

A work session of the Williamsburg Planning Commission was held on Monday, September 13, 2004, at 3:30 p.m., in Conference Room 3A, Williamsburg Municipal Building, 401 Lafayette Street.

**ATTENDANCE AND CALL TO ORDER**

Present were Commissioners Pons, Hertzler, McBeth and Rose. Absent were Commissioners Friend, Smith and Young. Also present were Planning Director Nester and Zoning Administrator Murphy.

Mr. Pons called the meeting to order.

**OPEN FORUM**

No one spoke in the open forum.

**COMPREHENSIVE PLAN UPDATE**

Mr. Nester outlined a revised format for the Richmond Road Neighborhood Focus Area, and said that it is more general than the previous outline. Mr. Pons said that he felt this was more in line with the wishes of the Commission. Mrs. McBeth said that the general discussion of a vision for the neighborhood was a good idea, and that while issues such as B&Bs and the three-person rule could be discussed, there should not be too much emphasis placed on these issues.

Claire Jones and Eric Walberg from the Hampton Roads Planning District Commission presented preliminary figures from the population and economic analysis that they are done for the Comprehensive Plan update. Points discussed in their presentation included:

- HRPDC staff will collect available information and provide analysis of data in the following areas: population characteristics, economic issues and housing trends.
- Overall, the population of Hampton Roads increased by just over 42% in the 30-year period from 1970-2000. The rate of growth is predicted to slow to about 29% over the next 30 years.
- The populations of James City and York counties are expected to grow faster than the rest of Hampton Roads over the next 30 years, by 94% and 43% respectively. The City of Williamsburg's population is predicted to grow by about 26% over the same period.

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- The City's total population is expected to increase to slightly over 15,000 by 2030. This represents a residential build-out of the City based on the 1998 Comprehensive Plan.
- Approximately 48% of the City's population was between the ages of 15 and 24 in 2000. About 10% of the total population was 65 and over, but that percentage is expected to increase over the next 30 years.
- The percentage of children under 18 in the City of Williamsburg is 9.6%, much lower than the average rate of 25.6% for Hampton Roads, Virginia, and the United States as a whole.
- When compared to the surrounding counties, the City has a disproportionately high share of the population ages 20-24.
- With steady enrollment expected at the College of William and Mary, the total percentage of residents ages 15-24 is expected to decline over the next 30 years as other segments of the population grow.
- The number of residents 65 and over is expected to increase by about 54% during the same period, to approximately 15% of the total population.
- Although the counties around Williamsburg are growing at a faster pace, Williamsburg retains a steady share of the retail market as expressed in actual dollars and as a percentage of the total market.
- Retail employment remains strong in Williamsburg, and is expected to outpace surrounding counties from 2000 to 2030.
- Williamsburg, like many college towns, has a higher percentage of renter-occupied housing than owner-occupied housing, 56% versus 44%. Two communities similar to Williamsburg, Radford and Fredericksburg, exhibit rates of renter-occupied housing that are similar to or higher than Williamsburg.
- The next steps for the HRPDC study will focus on analysis of census data for Richmond and Jamestown Roads, investigate possibility of using block level data for analysis, collect additional data from similar communities for comparison of economic and demographic trends, analyze additional data on tourism and other issues, and provide GIS mapping.

Commissioners offered the following comments:

- Growth of graduate students instead of undergraduates at the College has different implications for the City.
- How we look at multifamily housing needs to be factored in to the population analysis.
- Is there any impact from the growth of Spanish speaking children?
- What type of population distribution creates a vibrant community?
- Our current retail mix is too dependent upon tourism vs. serving the needs of our residents.

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**OPEN FORUM**

No one spoke in the open forum.

The meeting adjourned at 5:15 p.m.

Doug Pons, First Vice Chairman  
Williamsburg Planning Commission